



State of Illinois
PROPERTY TAX APPEAL BOARD

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**Minutes of the
Property Tax Appeal Board Meeting
Held on May 10, 2016
Springfield, Illinois**

- 1. Roll Call:** Chairman Mauro Glorioso; Jim Bilotta; and Robert J. Steffen.
Kevin Freeman was not in attendance due to international travel.

Staff: Louis G. Apostol, JD, CAE, Executive Director & General Counsel;
Steve Waggoner, Chief Administrative Law Judge.
Dianne Lerman, Recording Secretary.

Mr. Glorioso convened the meeting at 10:00 a.m.

- 2. Approval of Board Minutes from the April 12, 2016 Meeting:**

Mr. Steffen moved to approve the Board Minutes of April 12, 2016 as presented.
Mr. Bilotta seconded the Motion and it carried 3-0.

- 3. Adoption or Amendments to the Agenda:**

Mr. Bilotta moved to accept the Agenda as presented. Mr. Glorioso seconded the Motion and it carried 3-0.

- 4. Executive Director's Report**

Mr. Apostol reviewed the agency's operations update and the status of the FY16 Budget. He reported negotiations with AFSCME are ongoing and does not expect a resolution before the end of June. He further stated this may have a negative impact on PTAB's operations, but management is working to address all issues related to funding.

Mr. Apostol announced that Kelly McAuliffe will join the Des Plaines office clerical staff on May 16th. He reminded the Board that recruitment of replacement ALJ staff is on hold

BOARD MEMBERS

Kevin L. Freeman
Chicago

Jim Bilotta
Lockport

Robert J. Steffen
South Barrington

due to current bargaining unit issues. He stated PTAB continues to utilize 75-day staff in an effort to reduce the backlog of appeals.

Mr. Apostol stated the House Appropriations Committee has not yet set a date for PTAB's FY17 budget hearings, but expects to be called sometime in May.

Mr. Apostol announced that Cook County Board of Review Commissioner, Michael Cabonargi, will meet with PTAB at the June 14th meeting in Des Plaines, to share his experience with the On-Line filing process. Mr. Apostol stated he is also reviewing the Lake County Board of Review On-Line filing system and will share his experience with the Board of Directors.

Mr. Apostol reported all outstanding IT Projects are moving forward at this time. He again stated the scanning and electronic transfer of information and documents has been well received by taxpayers and practitioners. He further stated this process has saved significant mailing expense in FY16.

Mr. Apostol reported on the progress of SB 2593 that provides for the Electronic Transfer of Information in an effort to reduce costs. He stated the Senate has approved the Bill and it was referred to the House Appropriations Committee for review and approval. He further stated the House referred this Bill to the Revenue & Finance Committee for hearing on May 14th.

Mr. Apostol reported he attended the State of Illinois Procurement Meeting on Thursday, April 13th in Springfield.

Mr. Apostol reported PTAB continues to be current with all Governor's Office of Citizen Action inquiries and FOIA requests at this time.

Mr. Apostol reminded the Board the next meeting is scheduled for Tuesday, June 14th at 10:00 a.m., in Des Plaines.

Mr. Steffen moved to accept the Executive Director's Report. Mr. Glorioso seconded the Motion and it carried 3-0.

5. Discussion of Motions

- a. Byron C.U.S.D. #226: #13-01186-I-3 (Ogle)
Byron C.U.S.D. #226: #14-00462-I-3 (Ogle)

Mr. Glorioso moved to grant a 90-day extension in each of the appeals listed above. Mr. Steffen seconded the Motion and it carried 3-0.

- b. Lawrence Aaron: #14-30808-C-1 (Cook – Hyde Park)

Mr. Bilotta moved to grant a final 30-day extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- c. Professional Resource Development, Inc.: #15-00114-C-1 (Madison)

Mr. Bilotta moved to grant a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- d. Albino Cabera: #15-21211-C-1 (Cook – Berwyn)
Byline Bank: #15-21212-C-1 (Cook – Calumet)
Byline Bank: #15-21248-R-1 (Cook – Berwyn)
Garfield Condominium Association: #15-21365-R-2 (Cook – Oak Park)
Jurate O’Brien Byline Bank: #15-21507-C-1 (Cook – Cicero)

Mr. Bilotta moved to grant a final 60-day extension in each of the appeals listed above. Mr. Steffen seconded the Motion and it carried 3-0.

- e. Armstrong World Industries: #14-01974-I-3 (Kankakee)

Mr. Bilotta moved to grant a final 60-day extension to the Kankakee Board of Review. Mr. Steffen seconded the Motion and it carried 3-0.

- f. Johnson Controls Battery Group Inc.: #14-02328-C-3 (Kane)

Mr. Bilotta moved to grant a final 60-day extension to the Kane County Board of Review. Mr. Steffen seconded the Motion and it carried 3-0.

- g. Medline Industries: #14-01446-I-3 (Lake)

Mr. Glorioso moved to grant the Lake County Board of Review a final 90-day extension. Mr. Bilotta seconded the Motion and it carried 3-0.

- h. Macy’s: #15-00031-C-3 (Madison)

Mr. Bilotta moved to grant a final 60-day extension to the Madison County Board of Review. Mr. Steffen seconded the Motion and it carried 3-0.

- i. D.J.W., Ltd.: #14-00263-I-3 (Stark)

Mr. Steffen moved to grant a final 60-day extension to the Stark County Board of Review. Mr. Glorioso seconded the Motion and it carried 3-0.

- j. C.C.S.D. #93: #14-03011-I-3 (DuPage)

Mr. Glorioso moved to grant Intervenor/Owner, Buckhead Ind. Properties Inc., a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- k. Marquardt S.D. #15: #14-03000-I-2 (DuPage)

Mr. Glorioso moved to grant Intervenor/Owner, Cabot II-IL1 M05, LLC, a final 60-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- l. Kohl's Illinois, Inc.: #14-02669-C-2 (Madison)

Mr. Glorioso moved to grant Intervenor, Alton C.U.S.D. 311, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- m. Exelon Generation Company, LLC: #13-01185-I-3 (Ogle)

Mr. Bilotta moved to grant Intervenor, Byron C.U.S.D. #226, a 90-day extension. Mr. Glorioso seconded the Motion and it carried 3-0.

- n. Delnor Community Health Care Foundation: #14-02203-C-3 (Kane)

Mr. Glorioso moved to grant Intervenor, Geneva C.U.S.D. #304, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- o. Children's Habilitation Center: #14-30898-C-2 (Cook – Thornton)

Mr. Glorioso moved to grant Intervenor, West Harvey Dixmoor S.D. #147, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- p. Carson Pirie Scott & Company: #14-31945-C-3 (Cook – Rich)

Mr. Glorioso moved to grant Intervenor, Elementary S.D. #159, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- q. Best Buy #311A: #14-23986-C-2 (Cook – Stickney)

Mr. Glorioso moved to grant Intervenor, Burbank S.D. #111, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- r. BASF Corporation: #14-02144-I-3 (Kankakee)

Mr. Glorioso moved to grant Intervenor, City of Kankakee and Kankakee S.D. #111, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- s. Exelon Generation Company: #12-04331-I-3 (DeWitt)
Exelon Generation Company: #13-03247-I-3 (DeWitt)

Mr. Bilotta moved to grant Intervenor, Clinton Unit S.D. #15, DeWitt County, Richland C.C.D. #537, and Vespasian Warner Public Library, a 90-day extension in each of the above listed appeals. Mr. Steffen seconded the Motion and it carried 3-0.

- t. Brookdale Living Communities: #14-01997-C-2 (Kane)
Huntley Crossings Development, LLC: #14-02489-C-3 (Kane)
Huntley Crossings Development, LLC: #14-02492-C-2 (Kane)

Mr. Bilotta moved to grant Intervenor, Huntley C.S.D. #158, a final 60-day extension in each of the above listed appeals. Mr. Steffen seconded the Motion and it carried 3-0.

- u. South Holland Home, LLC: #14-29920-C-3 (Cook – Thornton)
The Villa at South Holland, LLC: #14-29934-C-2 (Cook – Thornton)

Mr. Bilotta moved to grant Intervenor, S.D. #151, a final 60-day extension in each of the above listed appeals. Mr. Steffen seconded the Motion and it carried 3-0.

- v. John Boedeker: #14-03532-C-3 (St. Clair)

Mr. Bilotta moved to grant each Intervenor, Collinsville C.U.S.D. #10, and Intervenor, Village of Fairmont City, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- w. Mervyn Dukatt: #14-26882-C-2 (Cook – Leyden)
Fresenius Kabi USA: #14-27064-C-2 (Cook – Leyden)
KTR Capital Partners: #14-27182-I-2 (Cook – Leyden)

Mr. Bilotta moved to grant Intervenor, Mannheim S.D. #83, a final 30-day extension in each of the above listed appeals. Mr. Steffen seconded the Motion and it carried 3-0.

- x. Orland Holdings, LLC: #12-34243-C-3 (Cook – Orland)

Mr. Bilotta moved to grant a final 30-day extension to each Intervenor, Orland Fire Protection Dist., Orland Park Public Library, S.D. #135, S.D. #230, and Village of Orland Park. Mr. Steffen seconded the Motion and it carried 3-0.

- y. Ponds of Palos Townhouse Association: #14-26811-R-2 (Cook – Palos)

Mr. Glorioso moved to grant Intervenor, C.H.S.D. #230 and S.D. #118, a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- z. Highland Park CVS, LLC: #14-26751-C-2 (Cook – Palos)

Mr. Bilotta moved to grant Intervenor, C.H.S.D. #230 and Green Hills Public Library, a final 30-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- aa. Kraft Foods, Inc.: #14-26010-C-3 (Cook – Northfield)

Mr. Glorioso moved to, grant a final 90-day extension. Mr. Steffen seconded the Motion and it carried 3-0.

- bb. Donald Taylor: #13-01854-R-1 (Lake)

Mr. Steffen moved to issue an amended decision based on a stipulation. Mr. Bilotta seconded the Motion and it carried 3-0.

- cc. John & Jennifer Groh: #14-03424-R-1 (Lake)

Mr. Bilotta moved to deny the request to issue an amended decision. Mr. Steffen seconded the Motion and it carried 3-0.

- dd. 401 N. Central Park, LLC: #11-26426-R-1 (Cook – West Chicago)

Mr. Bilotta moved to deny the request to issue an amended decision. Mr. Steffen seconded the Motion and it carried 3-0.

- ee. Ritzy's Café: #14-21566-C-2 (Cook – Elk Grove)

Mr. Glorioso moved to reinstate the appeal and notify the BOR. Steffen seconded the Motion and it carried 3-0.

ff. Glenn Moak: #10-25472-C-1 (Cook – New Trier)

Mr. Steffen moved to Issue a letter rescinding the decision and dismissing the appeal. Mr. Bilotta seconded the Motion and it carried 3-0.

gg. River Park Place, LLC: #12-05141-R-3 (Kane)

Mr. Bilotta moved to correct the parcel number and issue an amended decision. Mr. Steffen seconded the Motion and it carried 3-0.

hh. Den Georgopoulos: #13-20264-C-1 (Cook – Palos)

Mr. Glorioso moved to reinstate the appeal and set it for hearing. Mr. Steffen seconded the Motion and it carried 3-0.

6. Attachments

Decisions A-F and Z

As to Attachment A, Mr. Glorioso moved to approve Attachment A. Mr. Bilotta seconded the Motion and it carried 3-0.

As to Attachment B, Mr. Bilotta moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 3-0.

As to Attachment C, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0.

As to Attachment D, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0.

As to Attachment E, Mr. Steffen moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 3-0.

As to Attachment F, Mr. Bilotta moved to approve the attachment. Mr. Glorioso seconded the Motion and it carried 3-0.

As to Attachment Z, Mr. Bilotta moved to approve the attachment. Mr. Steffen seconded the Motion and it carried 3-0.

Workload Report

Mr. Apostol presented and reviewed the Workload Report. This report reflects open appeals at the beginning of the year, new appeals added during the year, appeals closed during the year and appeals pending at the end of the year. He reported ALJ staff continues to address the backlog of appeals pending before PTAB. He again stated that due to the budget impasse, PTAB will produce approximately 22,000 decisions in FY16. He reported, the final resolution of the FY16 budget and recruitment of additional staff, is essential to continuing the decision process. He stated he is working with staff to review current systems in an effort to streamline the decision generating process.

7. Other Business

There was no "Other Business" to discuss at this time.

8. Adjournment

Mr. Bilotta moved to adjourn the meeting at 11:30 a.m. Mr. Steffen seconded the Motion and it carried 3-0.

Respectfully submitted,

Louis G. Apostol, JD, CAE
Executive Director & General Counsel

LGA/dl